



Zoning Board of Appeals
Meeting Minutes
Wednesday February 26, 2014

Zoning Board of Appeals Attendees:

Present: Matthew Perkins, David Connolly, John Tuzik & Brian Callow

Absent: David Delaney & Christopher Bernard

Others: Peter Matchak, Admin Assistant

Chairman Matthew Perkins opened the meeting at 7:40 p.m. in the second floor hearing room.

ZBA Case Z-13-10: Northland / Village Commons:

Chairman, Matthew Perkins opened discussion concerning case Z-13-10 at 7:40 p.m. The Board disused the prior meeting and materials submitted by the applicant. Materials included topography and shape of the site, zoning and overlay districts and other extraneous conditions on the site and financial marketability. The locus is a large unique shape track of land which spans three zoning districts and is within the Aquifer protection district with financial constraints the Board concluded. The board found that relief can be granted without detrimental effects to the community while gaining the goals of the VPUD bylaw by developing a mix of housing types. Discussion included limiting the total number of units to 130, with a minimum one bedroom and maximum three bedroom units. Matthew Perkins signed a Mullins Rule affidavit stating that he has reviewed all material submitted at the prior meeting held on February 12, 2014. Including a letter from the Hanover Planning Board and a legal brief from Attorney Walter Mirrione represented Northland Residential Corporation. David Connolly made a motion to approve the application of Northland Residential Corporation for a variance with special conditions that include no less that 20% of the total number of units be one bedroom and no more than 20% of the total units be three bedroom. The total number of units shall not exceed 130. Finding the shape and topography of the site, lying in three zoning districts within the Aquifer Protection district creates significant hardship. Relief is granted without finding substantial detriment to the community while providing alternative housing type. Matthew Perkins seconds the motion. All others voted in favor. Matthew Perkins, David Connolly, John Tuzik were the three voting members.

David Connolly made a motion to accept the meeting minutes as amended from February 12, 2014. John Tuzik seconded the motion. All others voted in favor

Update on Woodland Village Housing Appeals Committee Decision:

David Connolly made a motion to enter executive session at 7:45 p.m.

Roll call vote:

Matthew Perkins (Y)

David Connolly (Abstain)

John Tuzik (Y)

Brian Callow (Y)

John Tuzik made a motion to exit executive session at 7:50 p.m.

Roll call vote:

Matthew Perkins (Y)

David Connolly (Abstain)

John Tuzik (Y)

Brian Callow (Y)

David Connolly made a motion to adjourn at 7:55 p.m. John Tuzik seconded the motion. All others voted in favor.

Respectfully submitted by: Peter Matchak, Admin Assistant